



WHAT IS APPROPRIATE AND WHAT'S NOT APPROPRIATE:



Local ordinance #2004-24 states: *"The Borough of Beach Haven recognizes that it has areas, places and structures of historic and architectural significance. It is in the interest of the general welfare to preserve these areas, places, and structures to ensure that new development is compatible and relevant with these areas, places and structures. The ordinance is intended to achieve these purposes and objectives and to promote the preservation of the environment through creative development techniques and good civic design and arrangements, prevent the degradation of the environment through improper use of the land, and promote the most appropriate use of land in the Borough."*

Section 108-8 outlines the Standards of Consideration.

In making its determinations about appropriateness, the Historic Preservation Advisory Commission shall take into consideration specific standards depending on what action is proposed.

In regard to all applications affecting an historic site or an improvement within an historic district, the following factors shall be considered:

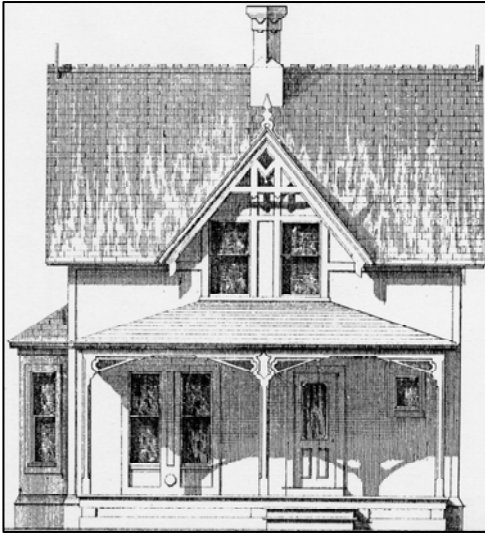
- 1.) *The impact of the proposed change on the historic and architectural character.*
- 2.) *Its importance to the Borough and the extent to which its historic or architectural interest would be adversely affected to the detriment of the public interest.*
- 3.) *The extent to which there would be involvement of textures and materials that could not be reproduced or could be reproduced only with great difficulty.*
- 4.) *The extent to which the proposed action would adversely affect the public's view of a landmark or structure within a Historic District from a public street.*

This chapter deals specifically with alterations affecting the exterior of the buildings within the Greater Beach Haven Historic District. It includes suggestions for appropriate porches and stoops, rear decks, trim, siding, windows, shutters, doors, garage doors, roofs, dormers, utilities, masonry, additions, and new construction. These suggestions are meant to convey general information and provide inspiration. They are not to be construed as exact models for changes.

The shapes, forms, proportions, massing, spacing, and textural qualities of the individual building components together collectively define a building's architectural style. Each style has recognizable parts such as window shapes, decorative cornices, trim, arches, and columns as detailed in the earlier section on architectural styles. Each building in the

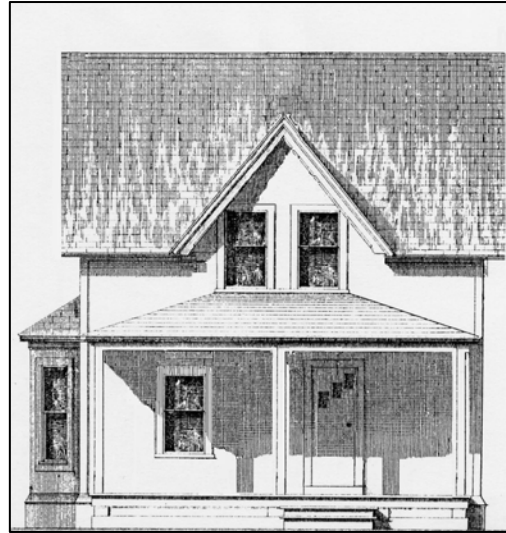
Greater Beach Haven Historic District incorporates a few, several or many of the identifying parts.

As part of the 2006 Architectural Survey, the style of each building in the historic district was identified. That identification will help guide the HPAC's decisions regarding appropriateness.



Appropriate:

On a late 19th century Stick style dwelling, the panel door, bracketed chamfered columns, spires, and wood trim contribute to its distinguished Victorian era character.



Not appropriate:

Modernizations including: a solid wood door; a smaller replacement window; removals of the trim, piano window, and chimney; and new straight posts has led to a dramatic loss of character.

APPROPRIATE MATERIALS

Wood, brick and mortar, stone, and glass are all natural and sturdy building materials that have stood the test of time. They can be repaired, patched, or even replaced in sections. Historic materials should be used when planning any alteration. New products that closely resemble wood are being manufactured. Contact the HPAC at hpac@beachhaven-nj.gov for recommended "new" products that are sturdy, durable in harsh climates, yet are easy to maintain.

*The products mentioned in this section are not intended to be formal endorsements by the Borough of Beach Haven, the State of New Jersey or the National Park Service of a specific manufacturer, supplier or product. The information is simply designed to point out the fact that there are such materials available and that they are likely to be considered appropriate for in-kind replacements, repairs, renovations, additions, and restorations. **HPAC review is still required and it will be conducted on a case-by-case basis.***

PORCHES, PORTICOS, DECKS, AND STOOPS

To illustrate what the impact of a proposed change would have on the historic and architectural character of a house, we can look at typical porches. The front porch plays the role as the transition between the public space of the street and the private areas of a house's interior. Historically, porches were the stage for social activities and the setting for protected outdoor living. Most of Beach Haven's porches remain open.

The 19th century's Victorian porches include decorative trim showing off the skilled machining of wood. As one of many, the house at 224 Amber Street (*pictured below*) has very lovely pierced



panel balusters and jig-sawed brackets.

Partial enclosures using divided light windows can be seen on several houses such as the house at 124 Coral Street (*below*). The enclosed portion is

on the side and the remaining parts of the wrap-around porch remain open. Many of Beach Haven's second-story sleeping porches have also been enclosed and can now be considered to be historic rooms.



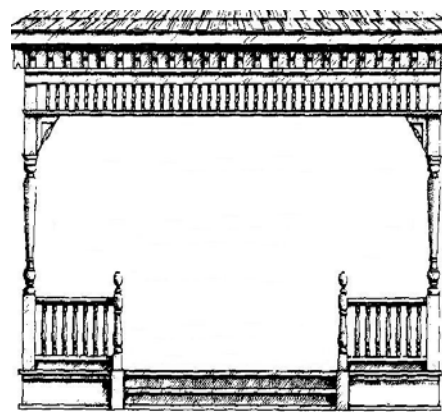
124 Coral Street



127 Third Street

Front porches enclosed with screens also make an appearance in Beach Haven. There is a slight loss of the open and airy feel. Screens can be placed in such a manner that leave the porch posts and brackets visible, which does not create as great a loss compared to their removal or complete enclosure. The wrap around porch at 127 Third Street (*pictured above*) has been screened-in.

Porch details of Victorian-era houses in the Gothic Revival, Italianate, Second Empire, Stick, and Queen Anne styles (*pictured below*) include chamfered or turned posts, brackets, spindled valences, turned balusters, and floorboards all made from hardwoods.



The HPAC will welcome all proposals to partially or fully reopen previously enclosed porches.



408 North Atlantic Avenue

The Craftsman era of the early 20th century saw fully enclosed porches incorporated into the plan of the entire façade. This can be seen in the three bungalows on North Atlantic Avenue just south of Fifth Street (*pictured above*). The decorative muntins of the porch windows are also a character defining feature of this style.

There are several houses that have evergreen plantings as enclosures, for example the house at 810 South Atlantic Avenue (*pictured above right*). This is an early 20th century American Foursquare



810 South Atlantic Avenue

and a vegetative screen is a good alternative to enclosing the porch with walls.

Shingle and Craftsman style porches and balconies are incorporated into the total design of the building and typically have solid, shingled, knee walls. Railings are also made from larger pieces of wood and often are placed horizontally or on the diagonal as in the two photographs below.

Columns during the early 20th century were sometimes tapered and more massive than earlier Victorian era columns.



126 Third Street



601 South Beach Avenue



118 Ocean Street

Early 20th century Colonial Revival style porch details such as the one pictured above include: Tuscan or Classical columns or squared posts; sturdy entablatures; and plain wood balusters.

Appropriate:

An open porch on an early 20th-century planbook house. The porch is an inviting entryway and an important element of the house's character.



PORTICOS The portico pictured above is appropriately designed for a Colonial Revival style house. It has Tuscan columns supporting a pedimented canopy with dentilled trim. Porticos are rare in Beach Haven.

Not appropriate:

The same house with an enclosed porch. The house is less inviting with its blank facade and its historic character has been diminished.



DECKS

The front porch was one building element that was virtually eliminated during the middle of the 20th century. Instead, do-it-yourself homeowners and local contractors built decks made from plain or painted lumber off the sides and backs of these

modern houses. Appropriate decks should be proportional to the house and yard and be in as unobtrusive locations as possible. The appropriate rear decks shown below are located behind the houses.

Appropriate:



Appropriate:



STOOPS

Like porches, stoops also contribute to the character of a building. Many of Beach Haven's buildings were constructed very close to the ground and have only one step or two up to the door. They indicate the main entryway and serve the useful function of a landing outside the front door. Because they stand in the weather, stoops must be sturdy, constructed from reparable materials, and receive routine maintenance.

Appropriate stoops:

Below are three appropriate stoops on early 20th century buildings. The brick steps and sidewalls seen below on 215 Marine Street (*far left*) have the correct proportions and were built with sturdy materials. The wood stoop at 205 Fifth Street (*center*) has a simple design. Craftsman stoops can have wood shingle sidewalls, such as those built on the house at 119 Belvoir Avenue (*far right*).



215 Marine Avenue



205 Fifth Street



119 Belvoir Avenue

TRIM

The use of wood for all exterior trim is highly encouraged. The HPAC may consider the use of synthetic materials that have the appearance of wood. The HPAC will welcome the reinstallation of

the type of trim that is seen in the historic photographs of the town and that is known to be previously present based on physical evidence.

Appropriate trim for 19th century styles:

Carpenter Gothic and Queen Anne:

- finials, pendants, and vergeboards in the gables
- cresting along roof ridges
- dormers are decorated with carved wood trimboards
- porches may have valences, brackets, and lattice panel inset between the piers

Italianate and Second Empire:

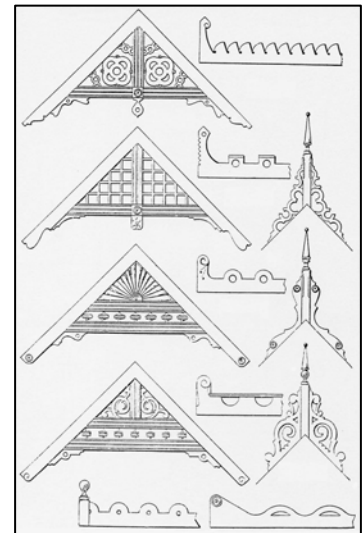
- carved brackets and moldings at the cornices
- cresting along roof ridges
- dormers are decorated with carved wood trim

Stick style:

- plain wood planks and cornerboards
- king posts and queen posts in the gable peaks

Shingle style:

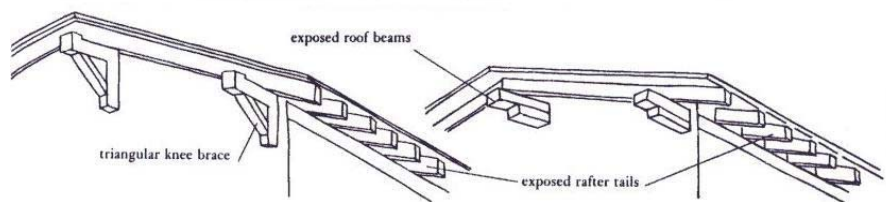
- diamond patterns in the wood shingle exterior



Appropriate trim for 20th century styles:

Craftsman:

- exposed rafter ends
- knee brace brackets at the eaves
- plain stick balusters sometimes set at angles to each other
- plain wood window surrounds



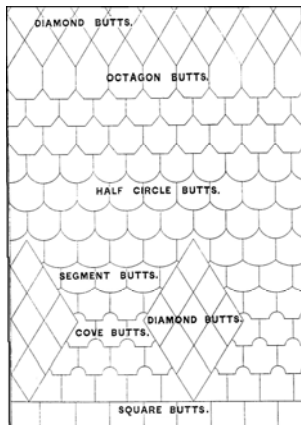
Planbook houses:

These vary in the degree and types of trim. Research should involve identifying the pattern book, plan book, or kit house catalog from which the building was purchased.

Colonial Revival:

Elaborate trim primarily around the front door and windows.

SIDING



The exterior cladding or outer skin of each frame building contributes to its historic character. The cladding's shape, texture, positioning, and relationship to the other architectural features such as cornerboards, soffits, and window and door trim create an important part of a building's historic appearance. Some styles are even known by the type of cladding—for example, the Shingle style.

The HPAC recognizes that many houses originally clad with clapboards have been covered with cedar shingles. This material is one that has become an important aesthetic and the HPAC encourages keeping the shingles intact.

Asbestos shingles on mid-20th century houses is also an appropriate material due to its association with local builder Floyd Cranmer. Damaged pieces can be replaced with new fiber-cement shingles manufactured in identical patterns without the asbestos.



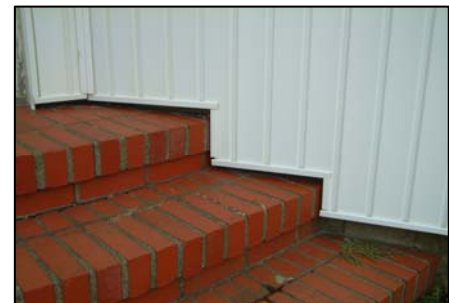
Appropriate:

- Keep original cladding and trim. Repair or replace any deteriorated sections with like materials.
- If necessary, replicate the appearance of previous claddings when selecting synthetic siding. Cement fiber based claddings duplicate the appearance of wood clapboard. New fiber-cement siding on this South Jersey house (*pictured left*) looks just like clapboard.
- Make sure that moisture problems are addressed before installing new cladding.
- Follow the manufacturer's installation instructions and applications.

Not appropriate:

- Removing or covering up a house's historic cladding. This results in a reduction of historic character and individuality.
- Changing styles. Each time and style had its preferred exterior claddings.
- Masking structural faults or moisture problems with new claddings.

Vinyl siding has been found unacceptable because it creates sloppy joints like those illustrated in the photograph to the right. It also sags, warps, and is easily punctured. The limited colors are creating monotonous neighborhoods.



Over time, aluminum siding and coil receive dents and the finishes fade. They also can cause the underlying wood structural components to deteriorate. Metal is not capable of adhering to the wood as well as paint. The HPAC recommends wood or fiber-cement siding.

WINDOWS



110 Fifth Street

You may have heard the expression; “the eyes are the windows to the soul.” Similarly, a building’s windows can be seen as its eyes, which give each building an expressiveness.

Many Beach Haven houses still have their original windows.

The sturdy wood windows constructed in the past can be repaired and made more energy efficient by installing storm windows. When a change of color is desired, new paint can be applied. Although they have many components including a system of hidden weights, double hung windows have been the standard window for many centuries.

Appropriate:

If possible, retain original windows in their original positions. Most replacement windows are not made in the same sizes and don’t fit well. Add weatherstripping to increase energy efficiency.

- If you must replace a window unit, purchase a new one made to match what would have been there originally in size, materials, and configuration of lights or panels.
- If the windows are just in need of repair, find a skilled person to make the repairs.
- Retain the original configuration of window trim and any special features.
- Consider installing storm windows with glass panes and sturdy frames to protect the original windows.

Not appropriate:

- Installing windows that alter the configuration, shape or type of the original windows. Plate glass windows and overscale contemporary windows look vastly different than historic double hung windows.
- Covering wood trim with a different material such as aluminum coil. Metal and wood expand and contract at different rates. Often seep holes get covered. Moisture problems arise and due to the covering, they are hidden from view.
- Installing storm windows that are made of plastic sheets or Plexiglas. These materials do not weather well.
- Purely vinyl sashes are not appropriate. They are not as strong and durable as wood. Over time and under the weight of the glass, the upper sashes often begin to bow. If individual lights are broken, they typically cannot be repaired and must be replaced.

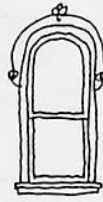
Selected appropriate windows for 19th century styles:



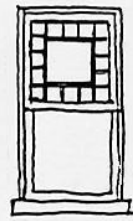
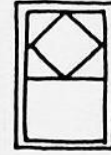
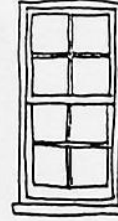
Gothic Revival



Second Empire

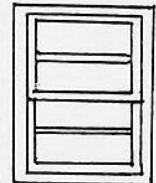
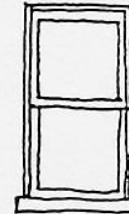
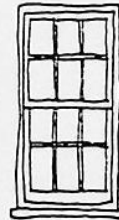
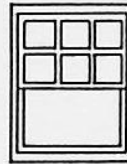
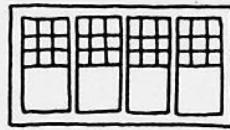
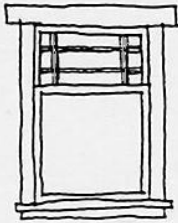


***** Italianate *****



***** Queen Anne *****

Selected appropriate windows for 20th century buildings:



***** Craftsman *****

Colonial Revival

Mid-20th-c. Modern

Not appropriate:



The original tall windows on the second story of this house in northern New Jersey were replaced with short, square windows. One window was taken out completely. As a result this late 19th century house has lost its expressiveness and balanced inviting façade.

Not appropriate:



By filling in a large, front window bay with smaller stock size windows and infill walls, this house has lost its open and airy feel as well as its historic character.

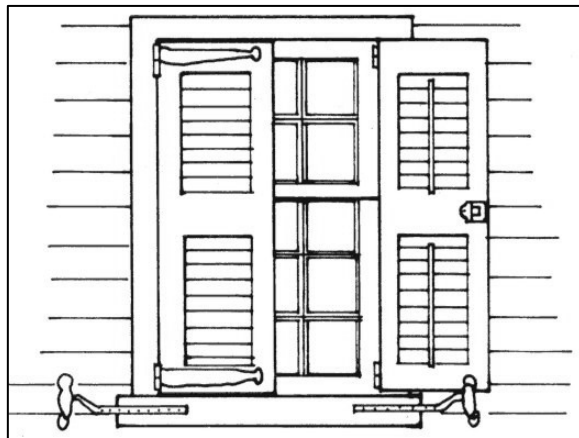
SHUTTERS

Historically, exterior shutters offered nighttime privacy and shade during the day. Most wood shutters seen in Beach Haven today were constructed within the past 100 years. Design and materials remain little changed from the Colonial era to the Colonial Revival era in the 20th century. An important consistent trend is

that solid panel shutters were placed on the first story's windows while the upper floors typically received louvered shutters. The louvers aided ventilation. On Long Beach Island, shutters that protect against hurricane strength winds are highly recommended.

Appropriate:

- Install shutters that would be able to close even if they never will be closed.
- Replace inoperable decorative shutters with operable shutters.
- Select Colonial Hurricane shutters.
- Hang the shutters using traditional hardware affixed to the window framing.
- Size the shutters properly so that when closed they just cover the window well.
- Match the shutter design to the architectural style. Architecture with little adornment, such as Colonial Revival style, has simple shutters. The more exuberant styles, such as Italianate, have shutters with more complex designs.



Not appropriate:

- Installing shutters that are not sized to fit the window opening.
- Affixing shutters to the wall.
- Selecting shutters that appear to be from a different time period from that of the building.
- Installing Bahama, Accordion, Roll-down or Panel Hurricane shutters.



A northern New Jersey house (*pictured above right*) has useless shutters flanking the picture window. The inoperable, single panel, plastic shutters are the wrong material, too small, and affixed to the wall.